

owner:
ellison developments, inc.
undeveloped

owner:
merrill lynch realty mgr.
undeveloped

sequence of development:

- | | |
|------|-----------------------|
| 1985 | 1--woodlake parkway |
| 1986 | tracts 2, 3, 4 |
| 1987 | tracts 10, 11, 12, 13 |
| 1988 | tracts 6, 8, 9 |
| 1989 | tracts 5, 7 |

owner:
diversified developers inc.
undeveloped

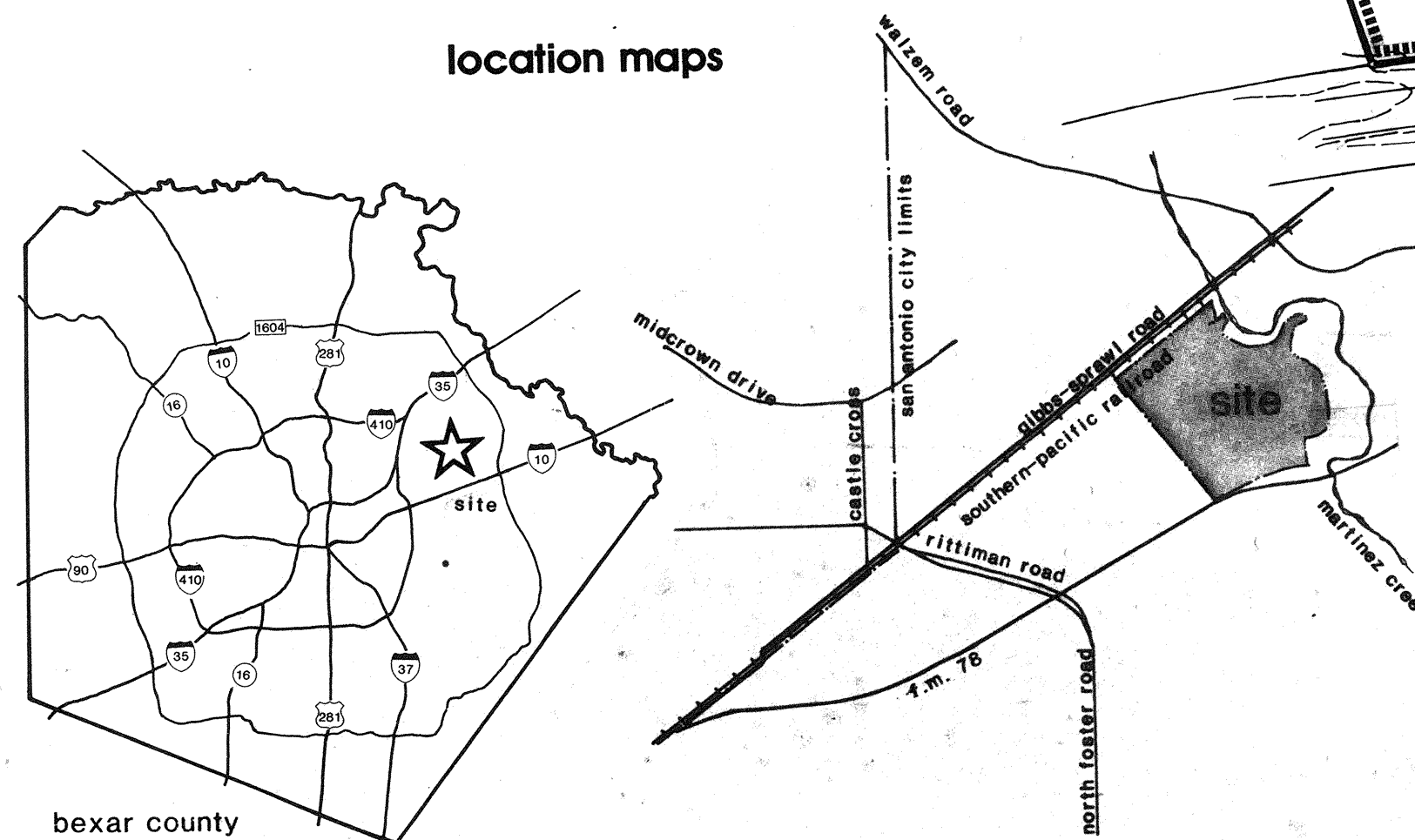
owner:
diversified developers inc.
undeveloped

owner:
woodlake golf & country club

notes:

- water to be supplied by city of san antonio
- wastewater to be serviced by existing s.a.r.a. sanitary sewer
- provision for ROW will be provided in conformance with the city of san antonio major thoroughfare plan

location maps



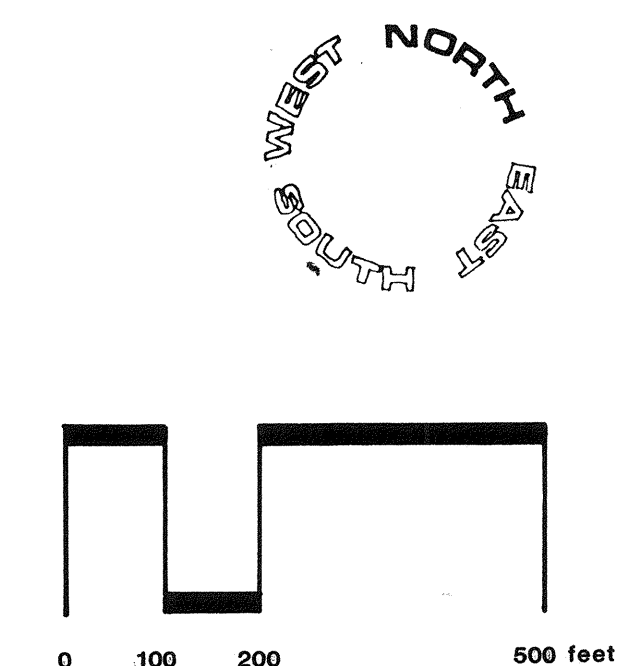
tract is located outside of san antonio city limits

owner:
pat h. gardner
undeveloped

owner:
pat h. gardner
undeveloped

preliminary overall area development plan

preliminary plan



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DEPARTMENT OF PLANNING
ESPEY, HUSTON & ASSOCIATES, INC.
ENGINEERING and ENVIRONMENTAL CONSULTANTS
1000 Central Parkway North, Suite 160 San Antonio, Texas 78232
(512) 491-9008

PLANNED ENVIRONMENTS INC.

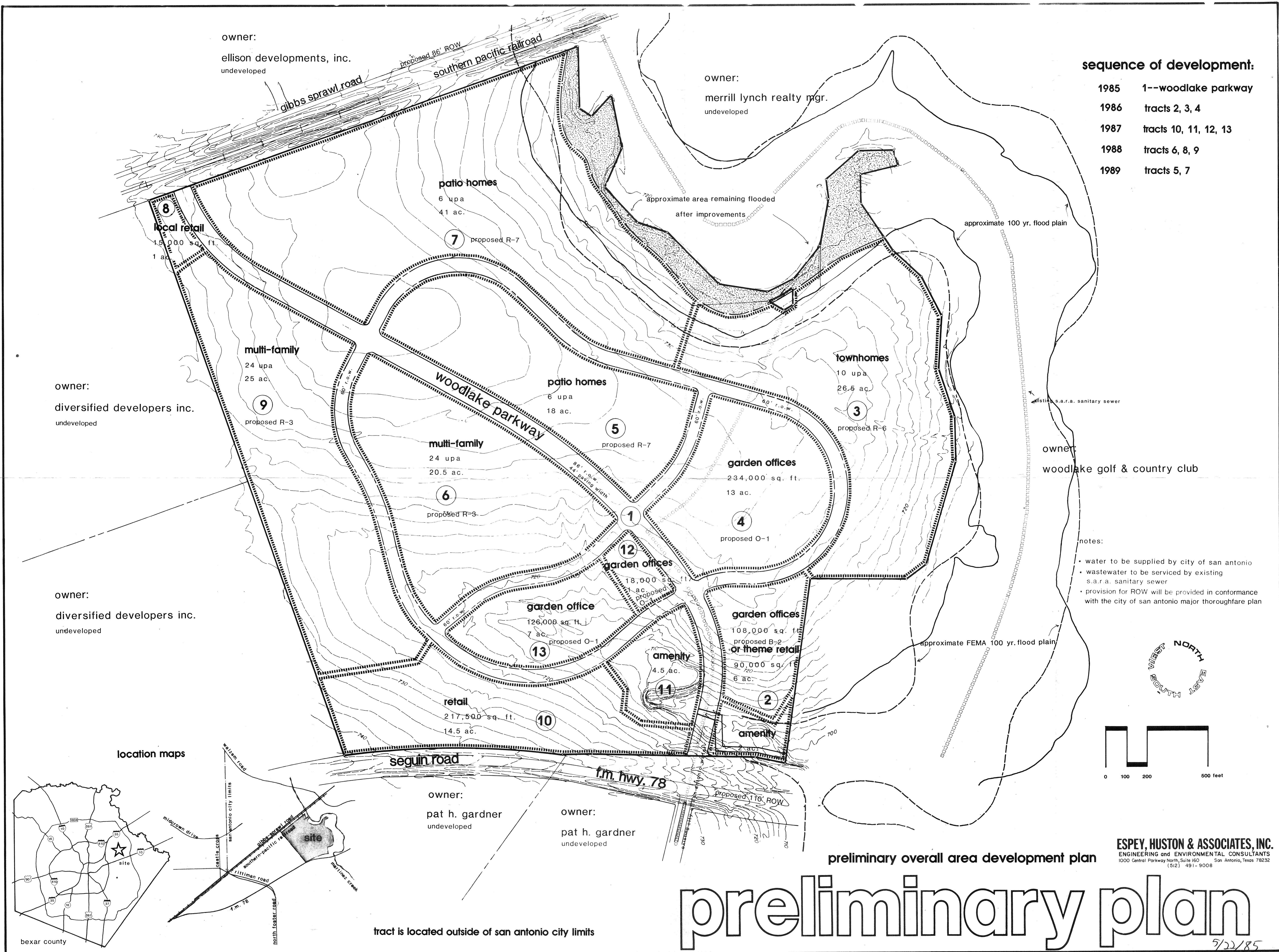
LAND PLANNERS
1000 CENTRAL PKY. NORTH, SUITE 160 ■ SAN ANTONIO, TEXAS 78232 ■ 512/491-9013

78-205 & associates
1000 central parkway north, suite 265
san antonio, texas 78232

WOODLAKE
PARKWAY

205.729 acre tract

#170



sequence of development:

1985	1--woodlake parkway
1986	tracts 2, 3, 4
1987	tracts 10, 11, 12, 13
1988	tracts 6, 8, 9
1989	tracts 5, 7

- notes:
- water to be supplied by city of san antonio
 - wastewater to be serviced by existing s.a.r.a. sanitary sewer
 - provision for ROW will be provided in conformance with the city of san antonio major thoroughfare plan

PLANNED ENVIRONMENTS INC.

LAND PLANNERS

1000 CENTRAL PKY. NORTH, SUITE 165 ■ SAN ANTONIO, TEXAS 78232 ■ 512-491-9013

78-205 & associates

1000 central parkway north, suite 265

san antonio, texas 78232

WOODLAKE PARKWAY

205.729 acre tract

#170

owner:
b. b. smith & co.
p.o. box 5250
san antonio, texas 78201

owner:
merrill lynch realty mgr.
one liberty plaza 165 bronze
new york, new york 10060

sequence of development:

1. woodlake parkway
2. garden offices
3. townhomes
4. garden offices
5. patio homes
6. multi-family
7. patio homes
8. local retail
9. multi-family
10. retail
11. amenity area
12. garden offices
13. garden offices

total acreage: 205.729

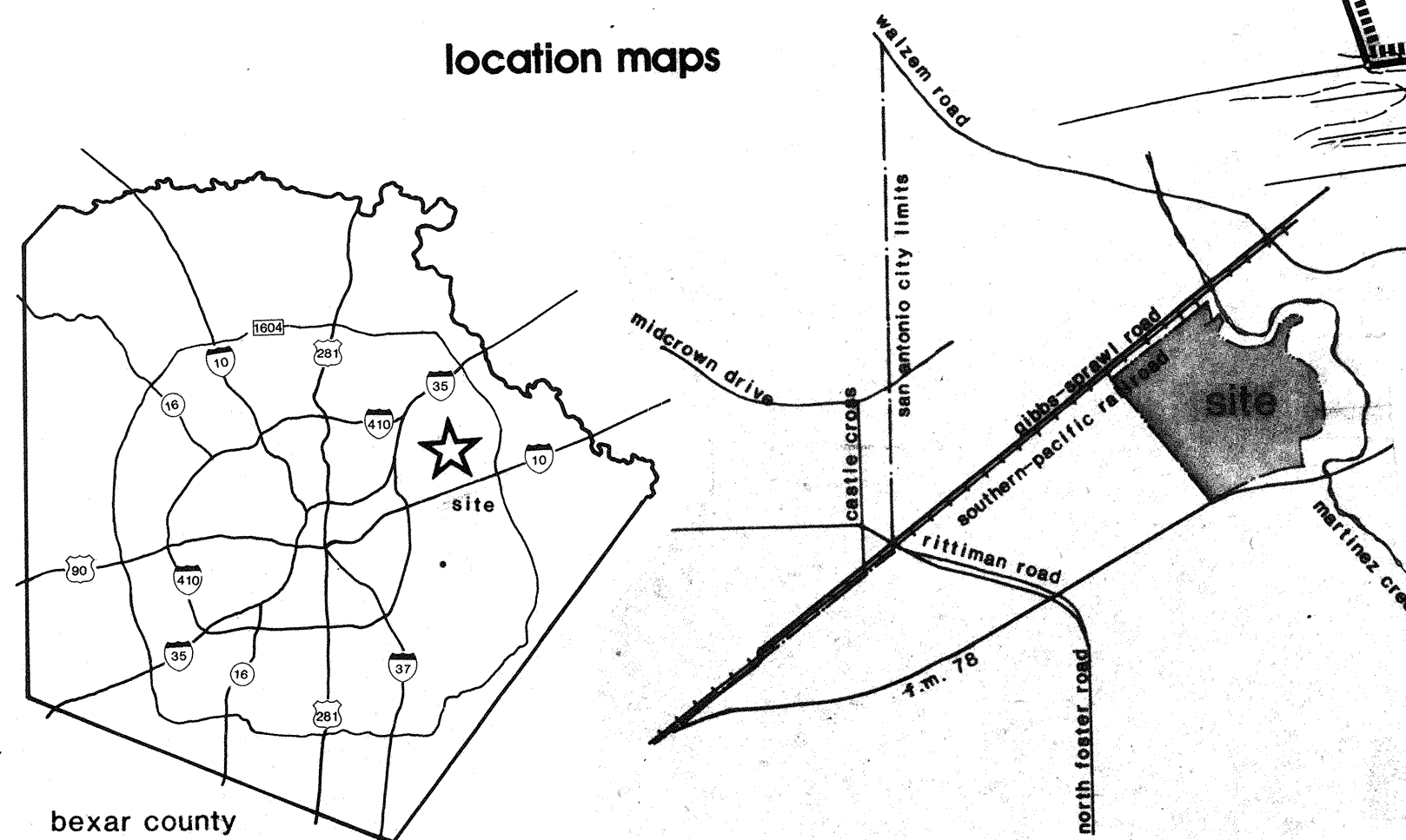
owner:
diversified developers inc.
1635 n.e. loop 410
san antonio, texas

owner:
woodlake golf & country club
c/o property tax service
p.o. box 344730
dallas, texas 75234

owner:
diversified developers inc.
1635 n.e. loop 410
san antonio, texas

- notes:
- water to be supplied by city of san antonio
 - wastewater to be serviced by existing s.a.r.a. sanitary sewer

location maps



tract is located outside of san antonio city limits

owner:
pat h. gardner
1655 frost bank tower
san antonio, texas 78205

owner:
pat h. gardner
1655 frost bank tower
san antonio, texas 78205

preliminary overall area development plan

preliminary plan

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DEPARTMENT OF PLANNING
Subdivision Section

WOODLAKE PARKWAY

PLANNED ENVIRONMENTS INC.

LAND PLANNERS

1000 CENTRAL PKY. NORTH, SUITE 165 ■ SAN ANTONIO, TEXAS 78232 ■ 512/491-9013

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 85-20-60-62
(To be assigned by the Planning Dept.)

Woodlake Parkway
P.O.A.D.P. NAME

Woodlake Golf & Country Club
NAME OF DEVELOPER/SUBDIVIDER

P.O. Box

ADDRESS

PHONE NO.

Esper Houston Eng. & C.
Planned Environments Inc.
NAME OF CONSULTANT

1000 Central Parkway Suite 165
ADDRESS 78232

491-9013
PHONE NO.

GENERAL LOCATION OF SITE Along the north R.O.W. line of Seguin Rd., east of
its intersection with Rittiman Rd.

EXISTING ZONING (If Applicable) _____

PROPOSED WATER SERVICE

- ☒ City Water Board
☐ Other District _____
Name
☐ Water Wells

PROPOSED LAND USE

- ☐ Single Family
☐ Duplex
☒ Multi-Family
☒ Business
☐ Industrial
☒ TOWNHOMES

PROPOSED SEWER SERVICE

- ☐ City of San Antonio
☒ Other System SARA
Name
☐ Septic Tank(s)

DATE FILED 4/23/85

REVISIONS FILED: _____
(if applicable)

~~DATE~~ DATE OF RESPONSE 5/6/85
(Within 20 working days of receipt)

DATE OF RESPONSE _____
(Within 15 working days of receipt)

(Date of expiration of plan, if no plats are
received within 18 months of the plan filing)

REVIEWED BY STAFF ON _____

COMMENTS: _____

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

- ☒ (a) perimeter property lines;
☒ (b) name of the plan and the subdivisions;
☒ (c) scale;
☒ (d) proposed land use(s) by location and type;
☒ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems; sidewalks, lanes, paths, etc.);
☒ (f) the proposed source and type of sewage disposal and water supply;
☒ (g) contour lines at no greater than ten (10) foot intervals;
☐ (h) projected sequence of phasing;
☐ (i) existing and/or proposed zoning classification(s);
☒ (j) known ownership and proposed development of adjacent undeveloped land; and
☒ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.
☐ (L) time table

DISTRIBUTION: TRAFFIC _____

TRANSPORTATION STUDY OFFICE _____

COMMENTS: _____



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

May 31, 1985

Planned Environments

Applicant: Mr. Jim Latson

Address: 1000 Central Parkway North, Suite 165
San Antonio, Texas 78232

Re: Woodlake Parkway ☐ Preliminary Plan
☒ P.O.A.D.P.

File #: 85-20-60-22 revised May 22, 1985

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

☒ is in general compliance with the Subdivision Regulations

☐ lacks compliance with the Subdivision Regulations regarding:

- | | |
|---|--|
| <input type="checkbox"/> Street layout | <input type="checkbox"/> Low density lots |
| <input type="checkbox"/> Relation to adjoining street system | <input type="checkbox"/> fronting onto major thoroughfares |
| <input type="checkbox"/> Stub streets | <input type="checkbox"/> 24' alley(s) |
| <input type="checkbox"/> Street jogs or intersections | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Dead-end streets | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Cul-de-sac streets in excess of 500' | <input type="checkbox"/> _____ |

☐ See annotations/comments on attached copy of your plan.

☒ Comments: Because of the development activity that is occurring in the immediate area, it will be necessary for you to coordinate the alignment of Woodlake Parkway with the Ray Ellison property to the north for proper alignment of said thoroughfare. Thank you.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

Michael C. O'Neal
Chief, Current Planning



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

May 6, 1985

Planned Environments

Applicant: Mr. Jim Latson

Address: 1000 Central Parkway North, Suite 165
San Antonio, Texas 78232

Re: Woodlake Parkway ☐ Preliminary Plan
☒ P.O.A.D.P.

File #: 85-20-60-22

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

() is in general compliance with the Subdivision Regulations

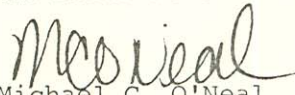
(X) lacks compliance with the Subdivision Regulations regarding:

- | | |
|--|-----------------------------------|
| () Street layout | () Low density lots |
| () Relation to adjoining street system | fronting onto major thoroughfares |
| () Stub streets | () 24' alley(s) |
| () Street jogs or intersections | (X) <u>36-10(M)(1)(a)</u> |
| () Dead-end streets | <u>Type "B" local street</u> |
| () Cul-de-sac streets in excess of 500' | _____ |

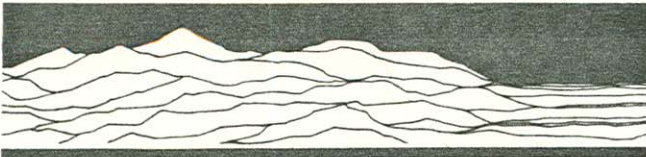
() See annotations/comments on attached copy of your plan.

(X) Comments: The P.O.A.D.P. committee has reviewed your proposed plan for Woodlake Parkway and is recommending that the 50' R.O.W. be upgraded to a 60' local type "B" due to the abutting commercial development.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.


Michael C. O'Neal
Planning Administrator

DOCUMENT TRANSMITTAL
PLANNED ENVIRONMENTS INC.



LAND PLANNERS

To: ROY RAMOS Date 5.22.83
CITY OF SAN ANTONIO PLANNING DEPT.
Project Name WOODLAKE PARKWAY

Gentlemen:

We are ☒ Forwarding ☐ Returning ☐ Herewith ☐ Under separate cover the following:

<input checked="" type="checkbox"/> Prints	<input type="checkbox"/> Samples	<input type="checkbox"/> Copies
<input type="checkbox"/> Estimates	<input type="checkbox"/> Specifications	<input type="checkbox"/> _____
<input type="checkbox"/> Bulletin	<input type="checkbox"/> Tracings	<input type="checkbox"/> _____
<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Sketches	<input type="checkbox"/> _____

By _____ Mail

By ✓ Messenger

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MAY 22 1985

DEPARTMENT OF PLANNING
Subdivision Section

- | | |
|---|--|
| <input type="checkbox"/> For your information and comments | <input type="checkbox"/> Furnish with changes noted — Resubmission not required. |
| <input type="checkbox"/> As per your request | <input type="checkbox"/> Furnish with changes noted — Resubmission required |
| <input type="checkbox"/> For coordination purposes | <input type="checkbox"/> Furnish as submitted |
| <input type="checkbox"/> For your files | <input type="checkbox"/> Revise and submit |
| <input type="checkbox"/> For field use | <input type="checkbox"/> Please give this matter your immediate attention |
| <input checked="" type="checkbox"/> For your approval or correction | |
| <input type="checkbox"/> Returned for correction | |

Remarks ROY, HERE ARE THE PLANS SHOWING THE
60' R.O.K. YOU REQUESTED. YOUR PROMPT
ATTENTION WOULD BE GREATLY APPRECIATED

If enclosures received are not as listed above, notify us at once.

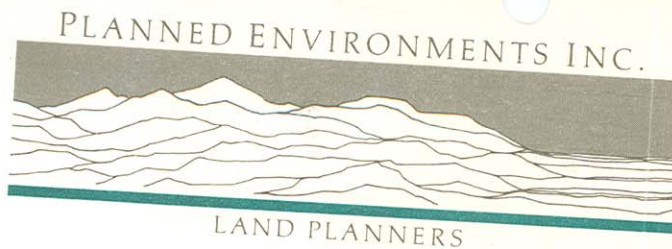
PLANNED ENVIRONMENTS, INC.

telephone (512) 491-9013

Copies to:

By

James B. Latson
JAMES B. LATSON



April 12, 1985

Mr. Eddie Guzman
Planning Subdivision Coordinator
San Antonio Planning Department
111 Plaza De Armas
San Antonio, Texas 78205

RE: Woodlake Parkway Development

Dear Mr. Guzman:

Please find attached the Preliminary Plans for Woodlake Parkway Development. Your prompt attention and that of the Planning Staff would be greatly appreciated.

If you have any questions, please do not hesitate to call.

Sincerely,

James B. Latson
Vice President

JBL:jc

Attachments: as stated

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APR 15 1985

DEPARTMENT OF PLANNING
Subdivision Section